| 123.0 | 0002 | 0008.C | 1 of 1 | ARLINGTON |
|---|---|---|---|---|
| Map | Block | Lot | CARD | |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 94,100 / | 94,100 |
| USE VALUE: | 94,100 / | 94,100 |
| ASSESSED: | 94,100 / | 94,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 0 | LOT | DEVEREAUX ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KOTSATOS ANDREW G |
| Owner 2: | PARSONS HEATHER A |
| Owner 3: | |
| Street 1: | 196 POINT RD |
| Street 2: | |
| Twn/City: | MARION |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 02738 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KOTSATOS ANDREW G - |
| Owner 2: | PARSONS HEATHER A - |
| Street 1: | 196 POINT RD |
| Twn/City: | MARION |
| St/Prov: | MA Cntry |
| Postal: | 02738 |

## NARRATIVE DESCRIPTION

This parcel contains .212 Sq. Ft. of land mainly classified as Undev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

Andrew G Petite legal

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 132 | 9242.000 | | | 94,100 | 94,100 |
| Total Card | 0.212 | | | 94,100 | 94,100 |
| Total Parcel | 0.212 | | | 94,100 | 94,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

| Legal Description | User Acct |
|---|---|
| | 79532 |
| | GIS Ref |
| | GIS Ref |
| | Insp Date |
| | 10/27/99 |

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 123.0-0002-0008.C

!9598!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 132 | FV | | 0 | 9,242. | 94,100 | 94,100 | | Year end | 12/23/2021 |
| 2021 | 132 | FV | | 0 | 9,242. | 94,100 | 94,100 | | Year End Roll | 12/10/2020 |
| 2020 | 132 | FV | | 0 | 9,242. | 94,100 | 94,100 | 94,100 | Year End Roll | 12/18/2019 |
| 2019 | 132 | FV | | 0 | 9,242. | 99,400 | 99,400 | 99,400 | Year End Roll | 1/3/2019 |
| 2018 | 132 | FV | | 0 | 9,242. | 73,200 | 73,200 | 73,200 | Year End Roll | 12/20/2017 |
| 2017 | 132 | FV | | 0 | 9,242. | 70,100 | 70,100 | 70,100 | Year End Roll | 1/3/2017 |
| 2016 | 132 | FV | | 0 | 9,246. | 64,900 | 64,900 | 64,900 | Year End | 1/4/2016 |
| 2015 | 132 | FV | | 0 | 9,246. | 54,400 | 54,400 | 54,400 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 09:19:12 |

## LAST REV

| Date | Time |
|---|---|
| 09/22/16 | 10:13:36 |
| mmcmakin | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 79532 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9598

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KOTSATOS ANDREW | 67792-542 | | 8/11/2016 | Convenience | 1 | No | No | | Sold 996 sqft see plan # 883 of 2012 |
| BENSHIMOL ERNES | 14468-449 | | 11/17/1981 | Mult Lots | 160,000 | No | No | | See Probate # 530190 |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/27/1999 | Vacant Lot | 264 | PATRIOT |
| 1/1/1919 | | | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 132 | Undev. Land | | 9242 | | Sq. Ft. | Site | | 0 | 90. | 0.11 | 10 | | | Unbuild | -85 | | | | | 94,130 | | | | | | 94,100 | |

| Total AC/HA: | 0.21217 | Total SF/SM: | 9242 | Parcel LUC: | 132 | Undev. Land | Prime NB Desc | ARLINGTON | Total: | 94,130 | Spl Credit | | Total: | 94,100 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | |
| Sty Ht: | 0 - 1 St condo |
| (Liv) Units: | 0 Total: 0 |
| Foundation: | |
| Frame: | |
| Prime Wall: | |
| Sec Wall: | % |
| Roof Struct: | |
| Roof Cover: | |
| Color: | |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | | | |
| Year Blt: | 0 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | |
|---|---|
| Avg Ht/FL: | STD |
| Prim Int Wal | 6 - Average |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | |
| Sec Floors: | % |
| Bsmnt Flr: | |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | |
| Heat Fuel: | |
| Heat Type: | |
| # Heat Sys: | |
| % Heated: | 100 % AC: |
| Solar HW: | NO Central Vac: NO |
| % Com Wal | % Sprinkled |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 0.0 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 0 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | |
| Size Adj.: | 1.00000000 |
| Const Adj.: | 1.00000000 |
| Adj $ / SQ: | |
| Other Features: | |
| Grade Factor: | |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | |
| Depreciation: | |
| Depreciated Total: | |

## COMMENTS

See Plan# 883 of 2012. Sold 996 sqft to 123-2-12 retained 1,100 sqft from lot 123-2-17.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 0 | BRs: | 0 | Baths: | | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | 0 | 0 | |
| Totals | | | |
| 0 | | | |

## SKETCH

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | | | Total: | | |
| Size Ad | | Gross Area | | FinArea | |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 0.00 |
| Special Features: | 0 | Val/Su Net: | |
| Final Total: | | Val/Su SzAd | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## PARCEL ID

123.0-0002-0008.C

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |